

IN RE: PETITION FOR ADMIN. VARIANCE

S side of Willowcrest Circle, 39 feet +/- W
of Ashdale Road
3rd Election District
2nd Councilmanic District
(2007 Willowcrest Circle)

Steven and Suzanne Meltzer
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-248-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Steven and Suzanne Meltzer for property located at 2007 Willowcrest Circle in the Bonnie View Estates subdivision in the Pikesville area of the County. The variance request is from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback for a deck of 18.7 feet in lieu of the required 22.5 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a 30 foot x 16 foot deck onto the rear of their home. The rear yard slopes away from the house making the rear yard impractical for a number of uses. Petitioners submitted photographs of properties located at 2003 and 2034 Willowcrest Circle which have constructed decks. The subject proposed deck would encroach 3.8 feet into the setback. The subject property contains 9,114 square feet.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 8, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

FORM RECEIVED FOR FILED

1-30-08

ps

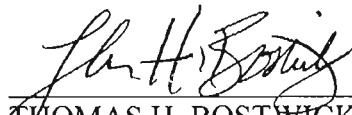
The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30th day of January, 2008 that a variance from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback for a deck of 18.7 feet in lieu of the required 22.5 feet is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

FOIPA RECEIVED FOR FILING
1-30-08
p3



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

January 30, 2008

STEVEN AND SUZANNE MELTZER
2007 WILLOWCREST CIRCLE
PIKESVILLE MD 21209

Re: Petition for Administrative Variance
Case No. 08-248-A
Property: 2007 Willowcrest Circle

Dear Mr. and Mrs. Meltzer:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Ray Steward, 8216 Burnley Road, Towson MD 21204



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2007 WILLOWCREST CIRCLE 21209
which is presently zoned DR 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.b &

301.1, BCZR, TO PERMIT A REAR YARD SETBACK FOR
A DECK OF 18.7' IN LIEU OF THE REQ'D. 22.5'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 58-248-A

REV 10/25/01

Reviewed By [Signature]

Date 11-29-07

Estimated Posting Date 12-9-07

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

2007 WILLOWCREST CIRCLE
Address
PIKESVILLE MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

① A steep grade, starting from the rear foundation wall and extending all the way to the rear property line, creates an unusable lot for leisure activities.

② The addition of a deck would permit best use of lot with minimal impact to environment and surrounding lots.

③ Request is within spirit and intention of zoning Regmnt.

④ 2034 Willowcrest Circle - Case # DB-D14-A - granted variance for same grade related issues

⑤ 2003 Willowcrest Circle - Permit # 668075 - Deck constructed w/18' rear setback.

THANK YOU SO MUCH FOR YOUR KIND CONSIDERATION!!

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Steven Meltzer
Signature

STEVEN MELTZER
Name - Type or Print

Suzanne Meltzer
Signature

SUZANNE MELTZER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28th day of November, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Steven Meltzer and Suzanne Meltzer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Bernadette E. Singleten
Notary Public

My Commission Expires _____ My Commission Expires
March 1, 2011

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That the Affiant(s) does/do presently reside at

Address 2007 WILLOWCREST CIRCLE
City PIKESVILLE State MD Zip Code 21209

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 - ② The addition of a deck would permit best use of lot with minimal impact to environment and surrounding lots.
 - ③ Request is within spirit and intention of zoning Regmnt.
 - ④ 2034 Willowcrest Circle - Case # DB-D14-A - granted variance for same grade related issues
 - ⑤ 2003 Willowcrest Circle - Permit # 66B075 - Deck constructed w/ 18' REAR STBK.
- THANK YOU SO MUCH FOR YOUR KIND CONSIDERATION !!

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Steven Meltzer
Signature

STEVEN MELTZER
Name - Type or Print

Suzanne Meltzer
Signature

SUZANNE MELTZER
Name - Type or Print

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Steven Meltzer and Suzanne Meltzer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

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Bernadette E. Singleton
Notary Public

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That the Affiant(s) does/do presently reside at

Address 2007 WILLOWCREST CIRCLE
City PIKESVILLE State MD Zip Code 21209

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 - ② The addition of a deck would permit best use of lot with minimal impact to environment and surrounding lots.
 - ③ Request is within spirit and intention of zoning Regmnt.
 - ④ 2034 Willowcrest Circle - Case #OB-D14-A - granted variance for same grade related issues
 - ⑤ 2003 Willowcrest Circle Permit #668015 - Deck constructed w/ 18' REAR STEK.
- THANK YOU SO MUCH FOR YOUR KIND CONSIDERATION!!

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Steven Meltzer
Signature

STEVEN MELTZER
Name - Type or Print

Suzanne Meltzer
Signature

SUZANNE MELTZER
Name - Type or Print

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Steven Meltzer and Suzanne Meltzer
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Bernadette E. Singleton
Notary Public

My Commission Expires _____ My Commission Expires March 1, 2011

Zoning Description of Property

Zoning description for property located at 2007 Willowcrest Circle, Pikesville, Md. 21209.

Beginning at a point on the south side of Willowcrest Cr., which is 40 ft. wide at the distance of 39 ft. west of the center line of the nearest intersecting street, Ashdale Rd., which is 40 ft. wide. Being Lot #100 in the subdivision of Bonnie View Estates, as recorded in Baltimore County Plat Book #78, Folio #16, containing .209 acres and 9,114 sq. ft. Also known as 6610 Ashdale Rd. and located in the 3rd Election District and the 2nd Councilmanic District. Property tax identification #24 00 013207.

PAID RECEIPT

11 29/07

BUSINESS	ACTING	TIME	DATE
6/20/07	6/29/2007	15:21:50	
001	MILWAUKEE	0000	
001	04/25/00	11-29/2007	2838
5	200-200000	WASHINGTON	
000000			
Receipt for		\$45.00	
\$45.00 CR		\$.00	SA
Baltimore County, Maryland			

Total:	65.
--------	-----

For: CS-245-A

YELLOW - CUSTOMER

**CASHIER'S
VALIDATION**

6709

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 08-248-A

Petitioner: Feb STEVEN MELTZER

Address or Location: 2007 Willowcrest Cir, Pikesville, Md. 21209

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: Same

Telephone Number: 410-486-7265

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 248 -A

Address 2007 WILLOWCREST CIR

Contact Person: J. Mellen
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/29/07

Posting Date: 12/9

Closing Date: 12/24

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 08- 248 -A

Address 2007 WILLOWCREST CIR

Petitioner's Name STEVEN MELTZER

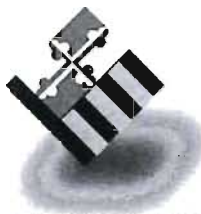
Telephone 410-486-7265

Posting Date: 12/9/07

Closing Date: 12/24/07

Wording for Sign: TO PERMIT A REAR YARD SETBACK OF 18.7 FT.
IN LIEU OF THE REQUIRED 22.5 FT. FOR A
DECK.

WCR - Revised 6/25/04



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

December 26, 2007

Steven Meltzer
Suzanne Meltzer
2007 Willowcrest Circle
Pikesville, Maryland 21209

Dear Mr. and Mrs. Meltzer:

RE: Case Number: 08-248-A, 2007 Willowcrest Circle

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 29, 2007. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Ray Steward 8216 Burnley Road Towson 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: December 12, 2007

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 17, 2007
Item Nos. 08-248, 249, 251, 252, 253,
254, 255, 256, and 258

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS- 121207.doc



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 111
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 10, 2007

Item Number: 248, 249, 251, 253, 254, 256, 258

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

. 1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C)443-829-2946
MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway
Administration

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 12/11/2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

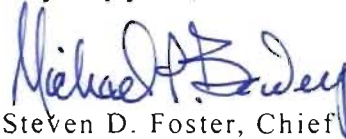
RE: Baltimore County
Item No. 8-248-A
2007 WILLOWCREST CIRCLE
MELTZER PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-248-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,



Foster
Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 12/09/07

Case Number: 08-248-A

Petitioner / Developer: STEVEN & SUZANNE MELTZER~RAY STEWARD

Date of Hearing (Closing): DECEMBER 24, 2008

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
2007 WILLOWCREST CIRCLE

The sign(s) were posted on: DECEMBER 08, 2007



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: January 25, 2008

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

RECEIVED
JAN 29 2008

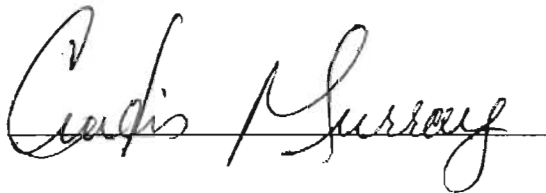
BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-248- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Dave Green in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL

Patricia Zook - Case 08-248-A located at 2007 Willowcrest Circle - comments needed (A.V. closed 12-24-07)

From: Patricia Zook
To: Murray, Curtis
Date: 1/24/2008 3:37 PM
Subject: Case 08-248-A located at 2007 Willowcrest Circle - comments needed (A.V. closed 12-24-07)

Curtis-

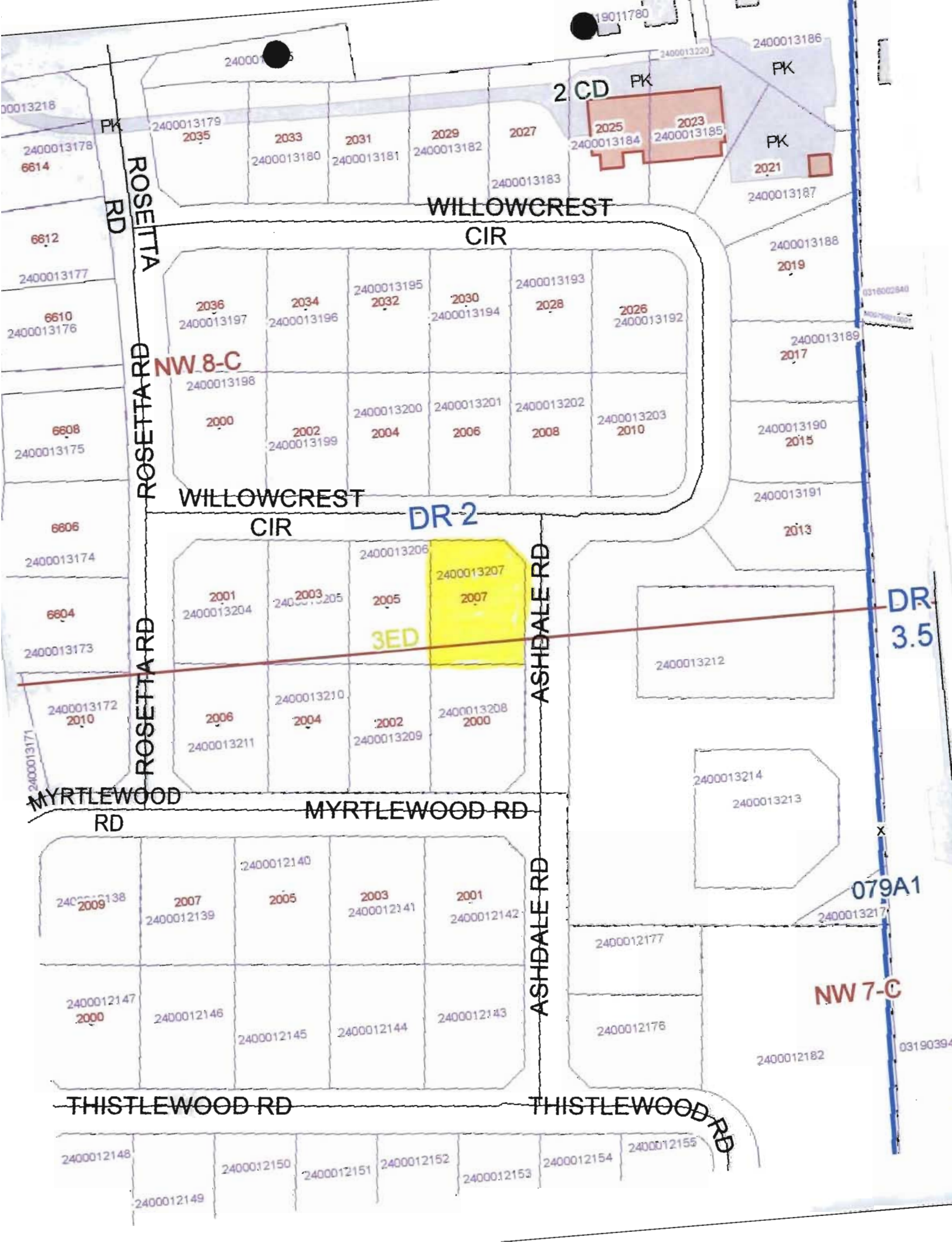
We still need OP comments for this case. The Petitioner is calling every other day....

Hello Curtis -

We need comments from Planning for this administrative variance case which closed on December 24.

Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

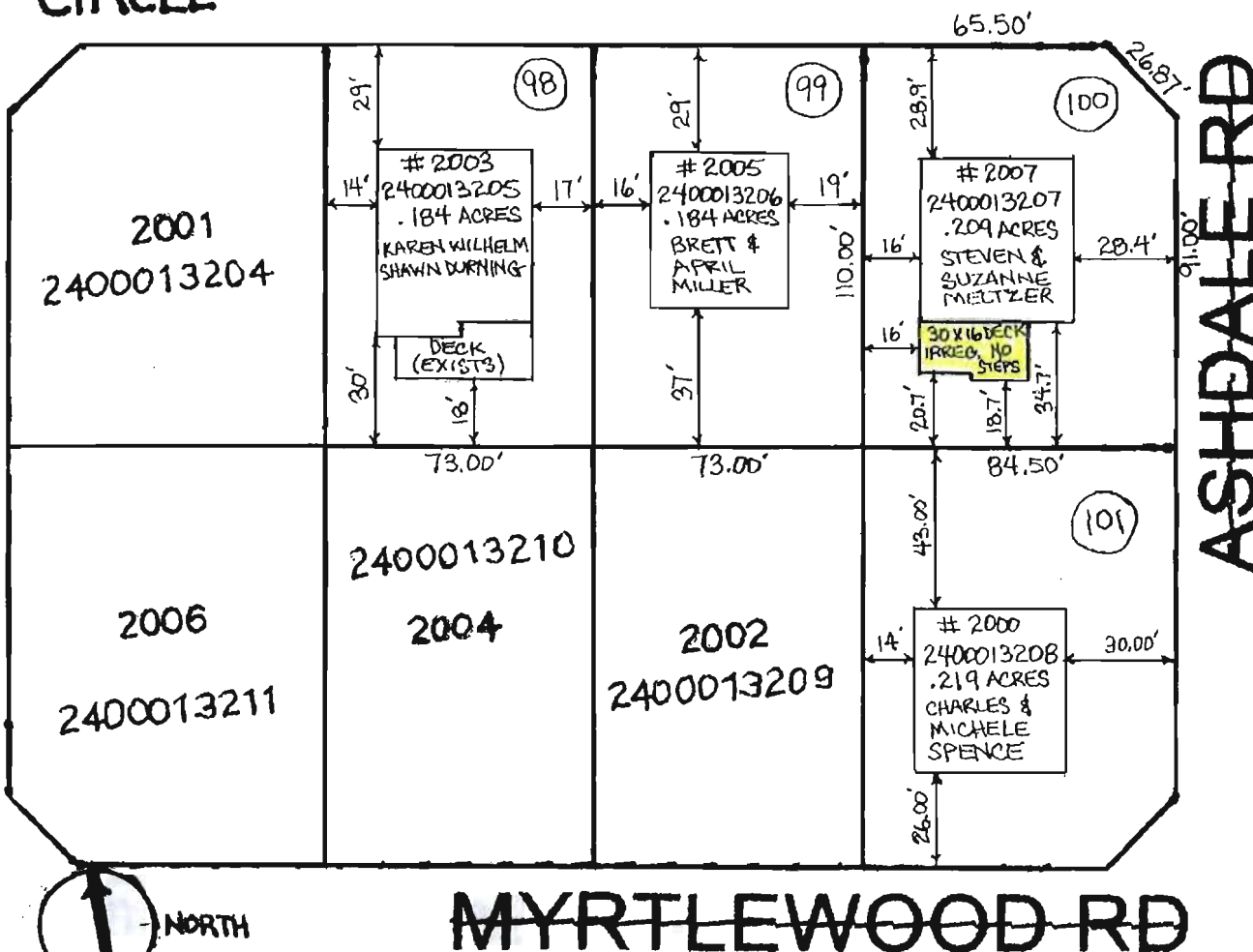
PROPERTY ADDRESS 2007 WILLOWCREST CIRCLE SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME BONNIE VIEW ESTATES

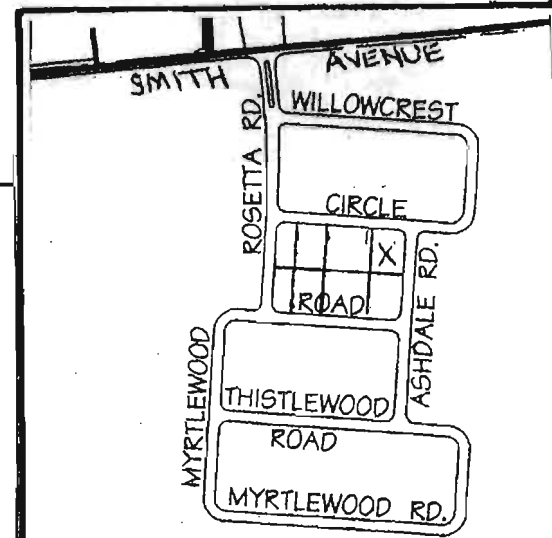
PLAT BOOK # 78 FOLIO # 16 LOT # 100 SECTION #

OWNER MELTZER, STEVEN & SUZANNE

WILLOWCREST CIRCLE



MYRTLEWOOD RD



LOCATION INFORMATION

ELECTION DISTRICT 3
 COUNCILMANIC DISTRICT 2
 1" = 200' SCALE MAP # 079A1
 ZONING DR2
 LOT SIZE .209 ACREAGE 9114 SQUARE FEET
 SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ PUBLIC ☐ PRIVATE
 CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO
 100 YEAR FLOOD PLAIN ☐ YES ☒ NO
 HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO
 PRIOR ZONING HEARING NONE

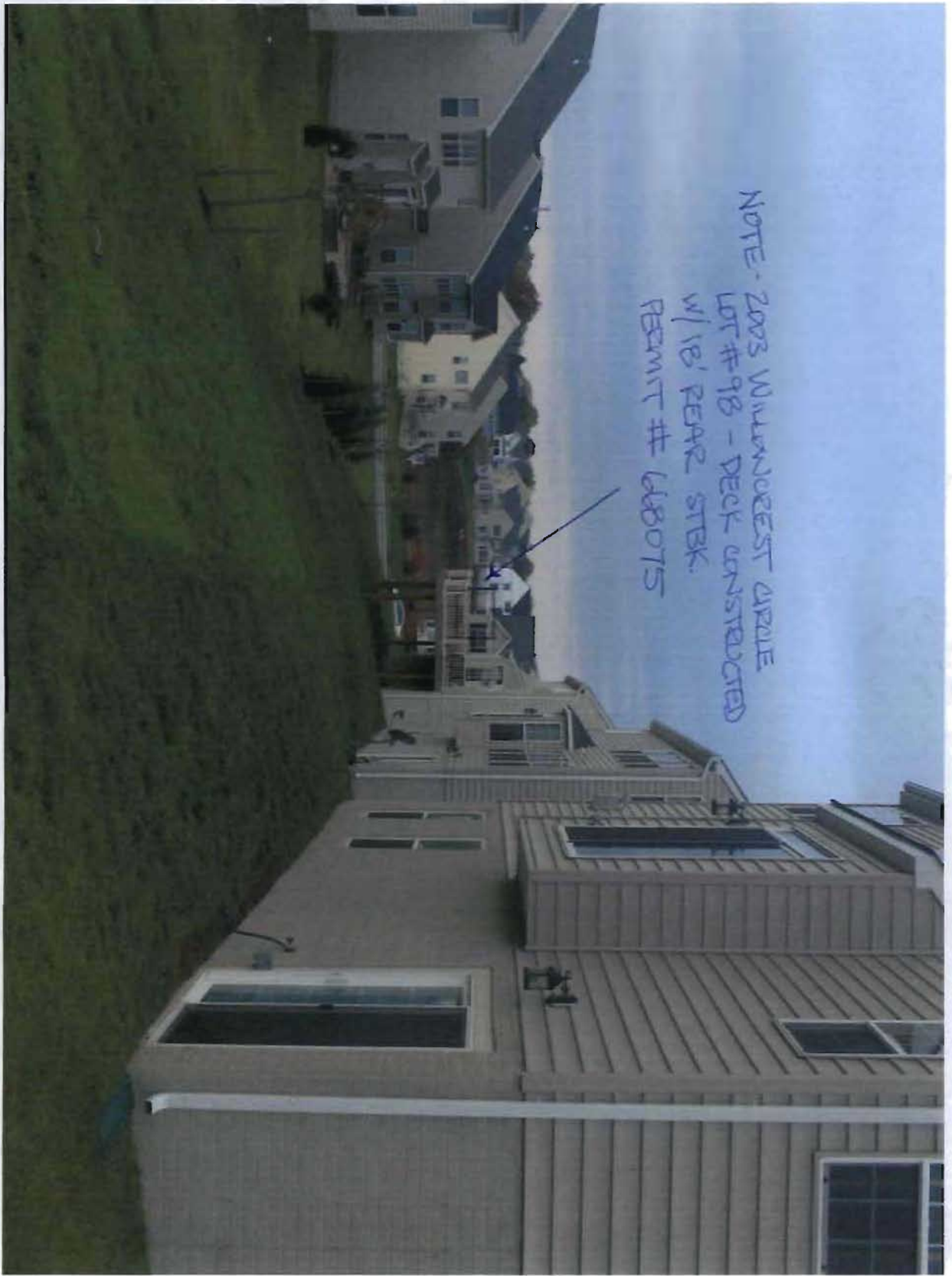
ZONING OFFICE USE ONLY
 REVIEWED BY JCM ITEM # CASE # 08-248-A

PREPARED BY RWSDECKS, INC.

SCALE OF DRAWING: 1" = 50'

NOTE - 2003 WILLOWCREST APART
LOT #98 - DECK CONSTRUCTED
W/ 18' REAR STBK.
PERMIT # 648075

View from Right



Patricia Zook - Case 08-248-A located at 2007 Willowcrest Circle - comments needed (A.V. closed 12-24-07)

From: Patricia Zook
To: Murray, Curtis
Date: 1/9/2008 4:21 PM
Subject: Case 08-248-A located at 2007 Willowcrest Circle - comments needed (A.V. closed 12-24-07)

Hello Curtis -

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Thanks for your help.

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 03 Account Number - 2400013207

Owner Information

Owner Name:	MELTZER STEVEN MELTZER SUZANNE SWARTZ GAIL C	Use:	RESIDENTIAL
Mailing Address:	2007 WILLOWCREST CIR BALTIMORE MD 21209	Principal Residence:	YES
		Deed Reference:	1) /24501/ 474 2)

Location & Structure Information

Premises Address	Legal Description
2007 WILLOWCREST CIR	.209 AC PHASE 2 AKA 6610 ASHDALE RD BONNIE VIEW ESTATES

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
79	2	83					100	2	Plat Ref:	78/ 80

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	2,972 SF	9,114.00 SF	04
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2005	07/01/2007	07/01/2008
Land	193,110	193,110		
Improvements:	283,520	283,520		
Total:	476,630	476,630	476,630	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	BEAZER HOMES CORP	Date:	09/21/2006	Price:	\$631,337
Type:	IMPROVED ARMS-LENGTH	Deed1:	/24501/ 474	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

PERMIT #: B615006

DIMENSIONS - INSTALL FIXTURES

GARBAGE DISP: Y	BUILDING SIZE
POWDER ROOMS: 1	FLOOR: 5028
BATHROOMS: 3	WIDTH: 42
KITCHENS: 1	DEPTH: 53
	HEIGHT: 41
	STORIES: 2&BSMT

LOT NOS: 98
CORNER LOT: N

LOT SIZE AND SETBACKS

SIZE: 8030SF
FRONT STREET:
SIDE STREET:
FRONT SETB: 29'
SIDE SETB: 14/17
SIDE STR SETB:
REAR SETB: 30'

ZONING INFORMATION

DISTRICT:	BLOCK:
PETITION:	SECTION:
DATE:	LIBER: 007
MAP:	FOLIO: 016
	CLASS: 04

ASSESSMENTS

LAND: 0096010.00
IMPROVEMENTS: 0000000.00
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 12/16/2005 INSPECTOR INITIALS: 03R
FEE: \$180.00 PAID: \$180.00 RECEIPT #: A534229
PAID BY: APP

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT _____
OWNER _____

SIGNATURE OF APPLICANT

PHONE

PERMIT #: B668075

DIMENSIONS - INSTALL FIXTURES

BUILDING SIZE
GARBAGE DISP: FLOOR: 392
POWDER ROOMS: WIDTH:
BATHROOMS: DEPTH:
KITCHENS: HEIGHT:
STORIES: 1

LOT NOS: 98
CORNER LOT:

ZONING INFORMATION

DISTRICT: BLOCK:
PETITION: SECTION:
DATE: LIBER:
MAP: FOLIO:
CLASS: 04

LOT SIZE AND SETBACKS
SIZE:
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: NC/NC
SIDE STR SETB:
REAR SETB: 35

ASSESSMENTS

LAND:
IMPROVEMENTS:
TOTAL ASS.:

PLANNING INFORMATION

MASTER PLAN AREA: SUBSEWERSHED: CRITICAL AREA:

DATE APPLIED: 06/22/2007 INSPECTOR INITIALS: OGR
FEE: \$60.00 PAID: \$60.00 RECEIPT #: A570421
PAID BY: APP

(I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE. AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS)

COMPANY OR OWNER

DATE

ADDRESS

AGENT _____
OWNER _____

SIGNATURE OF APPLICANT

PHONE

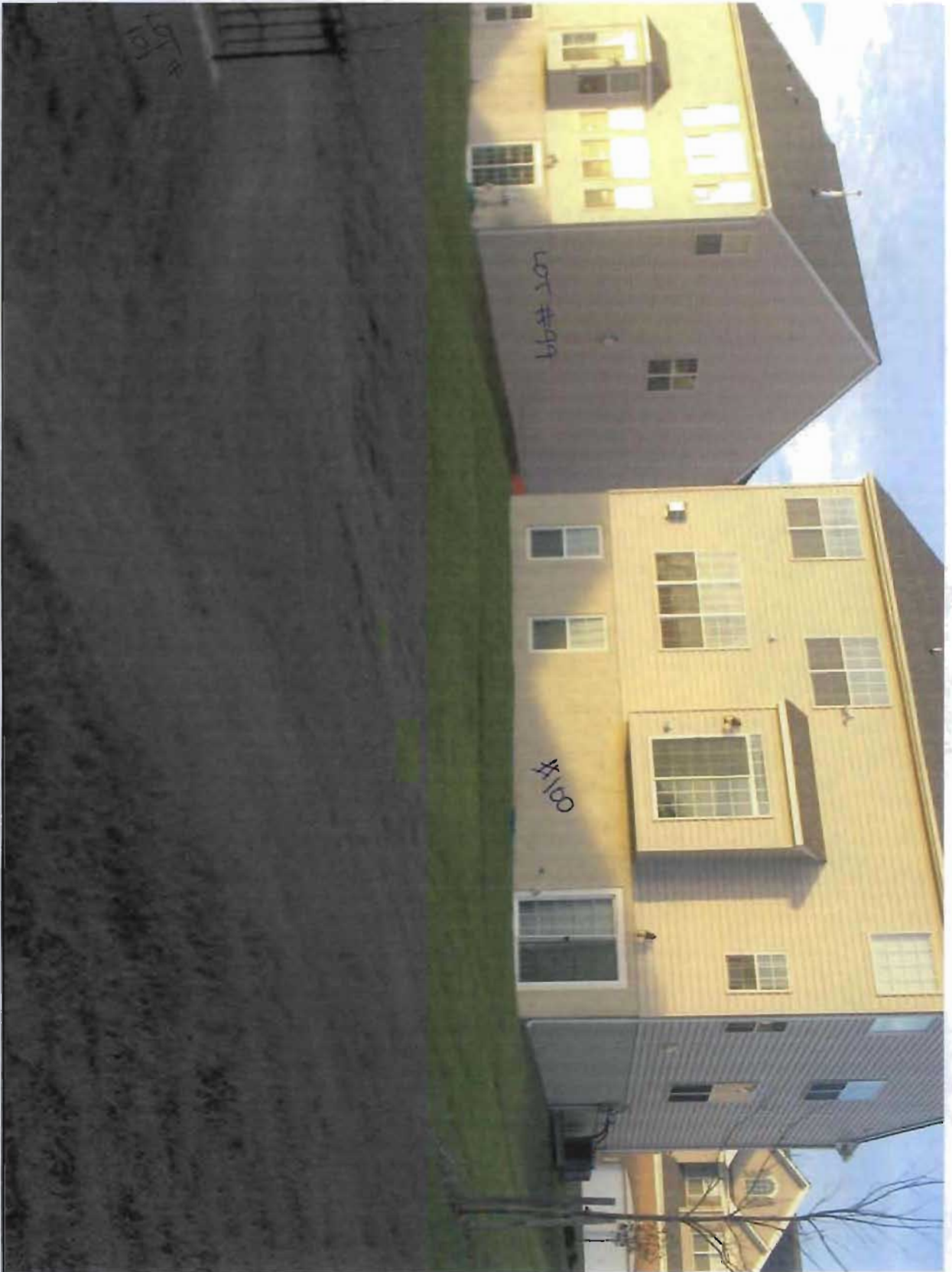
View from Right





View from Left

Angled View to Rear





View from Back

View to Rear





2034 Willardcrest - Case # 08-014-A - Granted Varance